

PHA Plans

Streamlined Annual Version

U.S. Department of Housing and
Urban Development
Office of Public and Indian
Housing

OMB No. 2577-0226
(exp. 05/31/2006)

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937 that introduced 5-year and annual PHA Plans. The full PHA plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief for certain types of PHAs. Public reporting burden for this information collection is estimated to average 11.7 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development, Federal Housing Administration, is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated there under at Title 12, Code of Federal Regulations. Information in PHA plans is publicly available.

Streamlined Annual PHA Plan for Fiscal Year: 2007

PHA Name: The Housing Authority of the City of Johnson City

NOTE: This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue.

Streamlined Annual PHA Plan Agency Identification

PHA Name: The Housing Authority of the City of Johnson City **PHA Number:** TX256

PHA Fiscal Year Beginning: (mm/yyyy) 04/2007

PHA Programs Administered:

☐ **Public Housing and Section 8** ☐ **Section 8 Only** ☒ **Public Housing Only**
 Number of public housing units: Number of S8 units: Number of public housing units: 50
 Number of S8 units:

☐ **PHA Consortia:** (check box if submitting a joint PHA Plan and complete table)

Participating PHAs	PHA Code	Program(s) Included in the Consortium	Programs Not in the Consortium	# of Units Each Program
Participating PHA 1:				
Participating PHA 2:				
Participating PHA 3:				

PHA Plan Contact Information:

Name: Pamela Brace Phone: (830) 868-7322
 TDD: none Email (if available): jcpha@texas-skies.com

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)

☒ PHA's main administrative office ☐ PHA's development management offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plan revised policies or program changes (including attachments) are available for public review and inspection. ☒ Yes ☐ No.

If yes, select all that apply:

☒ Main administrative office of the PHA
☐ PHA development management offices
☐ Main administrative office of the local, county or State government
☐ Public library ☐ PHA website ☐ Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

☒ Main business office of the PHA ☐ PHA development management offices
☐ Other (list below)

Streamlined Annual PHA Plan Fiscal Year 2007 [24 CFR Part 903.12(c)]

Table of Contents

[24 CFR 903.7(r)]

Provide a table of contents for the Plan, including applicable additional requirements, and a list of supporting documents available for public inspection.

A. PHA PLAN COMPONENTS

<input type="checkbox"/>	1. Site-Based Waiting List Policies	N/A
903.7(b)(2) Policies on Eligibility, Selection, and Admissions		
<input checked="" type="checkbox"/>	2. Capital Improvement Needs	Attachment A
903.7(g) Statement of Capital Improvements Needed		
<input type="checkbox"/>	3. Section 8(y) Homeownership	N/A
903.7(k)(1)(i) Statement of Homeownership Programs		
<input type="checkbox"/>	4. Project-Based Voucher Programs	N/A
<input type="checkbox"/>	5. PHA Statement of Consistency with Consolidated Plan. Complete only if PHA has changed any policies, programs, or plan components from its last Annual Plan.	N/A
<input checked="" type="checkbox"/>	6. Supporting Documents Available for Review	Attachments D - N
<input checked="" type="checkbox"/>	7. Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report	Attachment B
<input checked="" type="checkbox"/>	8. Capital Fund Program 5-Year Action Plan	Attachment C

B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

Form HUD-50076, PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Streamlined Annual Plan identifying policies or programs the PHA has revised since submission of its last Annual Plan, and including Civil Rights certifications and assurances the changed policies were presented to the Resident Advisory Board for review and comment, approved by the PHA governing board, and made available for review and inspection at the PHA's principal office;

For PHAs Applying for Formula Capital Fund Program (CFP) Grants:

Form HUD-50070, Certification for a Drug-Free Workplace;

Form HUD-50071, Certification of Payments to Influence Federal Transactions; and

Form SF-LLL & SF-LLLa, Disclosure of Lobbying Activities.

1. Site-Based Waiting Lists (Eligibility, Selection, Admissions Policies) N/A

[24 CFR Part 903.12(c), 903.7(b)(2)]

Exemptions: Section 8 only PHAs are not required to complete this component.

A. Site-Based Waiting Lists-Previous Year

1. Has the PHA operated one or more site-based waiting lists in the previous year? No If yes, complete the following table; if not skip to B.

Site-Based Waiting Lists				
Development Information: (Name, number, location)	Date Initiated	Initial mix of Racial, Ethnic or Disability Demographics	Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL	Percent change between initial and current mix of Racial, Ethnic, or Disability demographics

2. What is the number of site based waiting list developments to which families may apply at one time?
3. How many unit offers may an applicant turn down before being removed from the site-based waiting list?
4. ☐ Yes ☐ No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:

B. Site-Based Waiting Lists – Cming Year

If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to next component.

1. How many site-based waiting lists will the PHA operate in the coming year? None
2. ☐ Yes ☐ No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?
3. ☐ Yes ☐ No: May families be on more than one list simultaneously
If yes, how many lists?

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- ☐ PHA main administrative office
☐ All PHA development management offices
☐ Management offices at developments with site-based waiting lists
☐ At the development to which they would like to apply
☐ Other (list below)

2. Capital Improvement Needs

[24 CFR Part 903.12 (c), 903.7 (g)]

Exemptions: Section 8 only PHAs are not required to complete this component.

A. Capital Fund Program

1. ☒ Yes ☐ No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 7 and 8 of this template (Capital Fund Program tables). If no, skip to B.
2. ☐ Yes ☒ No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

1. ☐ Yes ☒ No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to #3; if yes, provide responses to the items on the chart located on the next page, copying and completing as many times as necessary).
2. Status of HOPE VI revitalization grant(s):

HOPE VI Revitalization Grant Status	
a. Development Name:	
b. Development Number:	
c. Status of Grant:	
<input type="checkbox"/> Revitalization Plan under development	
<input type="checkbox"/> Revitalization Plan submitted, pending approval	
<input type="checkbox"/> Revitalization Plan approved	
<input type="checkbox"/> Activities pursuant to an approved Revitalization Plan underway	

3. ☐ Yes ☒ No: Does the PHA expect to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name(s) below:
4. ☐ Yes ☒ No: Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year? If yes, list developments or activities below:
5. ☐ Yes ☒ No: Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement? If yes, list developments or activities below:

3. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program **N/A**
(if applicable) [24 CFR Part 903.12(c), 903.7(k)(1)(i)]

1. ☐ Yes ☒ No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to the next component; if “yes”, complete each program description below (copy and complete questions for each program identified.)

2. Program Description:

a. Size of Program

- ☐ Yes ☐ No: Will the PHA limit the number of families participating in the Section 8 homeownership option?

If the answer to the question above was yes, what is the maximum number of participants this fiscal year?

b. PHA-established eligibility criteria

- ☐ Yes ☐ No: Will the PHA’s program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?
If yes, list criteria:

c. What actions will the PHA undertake to implement the program this year (list)?

3. Capacity of the PHA to Administer a Section 8 Homeownership Program:

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- ☐ Establishing a minimum homeowner down payment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family’s resources.
- ☐ Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.
- ☐ Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below):

☐ Demonstrating that it has other relevant experience (list experience below):

4. Use of the Project-Based Voucher Program

N/A

Intent to Use Project-Based Assistance

☐ Yes ☒ No: Does the PHA plan to “project-base” any tenant-based Section 8 vouchers in the coming year? If the answer is “no,” go to the next component. If yes, answer the following questions.

1. ☐ Yes ☐ No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option? If yes, check which circumstances apply:
 - ☐ low utilization rate for vouchers due to lack of suitable rental units
 - ☐ access to neighborhoods outside of high poverty areas
 - ☐ other (describe below:)
2. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):

5. PHA Statement of Consistency with the Consolidated Plan

N/A

[24 CFR Part 903.15]

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary) only if the PHA has provided a certification listing program or policy changes from its last Annual Plan submission.

1. Consolidated Plan jurisdiction: The Texas Department of Housing and Community Affairs
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
 - ☒ The PHA has based its statement of needs of families on its waiting lists on the needs expressed in the Consolidated Plan/s.
 - ☐ The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
 - ☐ The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
 - ☐ Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
 - ☐ Other: (list below)
3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

There have been no policy changes from last annual plan submission

6. Supporting Documents Available for Review for Streamlined Annual PHA Plans

PHAs are to indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
N/A	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;</i>	5 Year and Annual Plans
Yes	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Streamlined Annual Plan</i>	Streamlined Annual Plans
N/A	<i>Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.</i>	5 Year and standard Annual Plans
Yes	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement	5 Year and Annual Plans
Yes	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA's public housing and Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs
Yes	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
Yes	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
N/A	Deconcentration Income Analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
Yes	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input checked="" type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
N/A	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
Yes	Public housing rent determination policies, including the method for setting public housing flat rents. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
Yes	Schedule of flat rents offered at each public housing development. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
N/A	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
Yes	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation).	Annual Plan: Operations and Maintenance
Yes	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
N/A	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
N/A	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
N/A	Any policies governing any Section 8 special housing types <input type="checkbox"/> Check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
Yes	Public housing grievance procedures <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
N/A	Section 8 informal review and hearing procedures. <input type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
Yes	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
N/A	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing.	Annual Plan: Capital Needs
Yes	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
N/A	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
Yes	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
N/A	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program (Section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
Yes	Public Housing Community Service Policy/Programs <input checked="" type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
N/A	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
N/A	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
Yes	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
N/A	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
Yes	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Pet Policy
N/A	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
N/A	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
N/A	Consortium agreement(s) and for Consortium Joint PHA Plans <u>Only</u> : Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection.	Joint Annual PHA Plan for Consortia: Agency Identification and Annual Management and Operations

Appendix A

Statement of Capital Improvements Needed



2250 US 281 N
Blanco, TX 78606
Phone: 830-833-2250
FAX: 830-833-2257

March 17, 2006

Ms. Pamela Brace
Johnson City Housing Authority
P.O. Box 177
304 S. Avenue F
Johnson City, Texas 78636

Re: Comprehensive Needs Assessment for Johnson City Housing for the Elderly.

Dear Ms. Brace:

Baker Surveying and Engineering has finalized the estimates for the 5 categories of work involved in the proposed projects for the improvement of the Johnson City Housing for the Elderly per our agreement.

These prices are generally from contractors contacted and gave a quote to Johnson City Housing through Baker Surveying and Engineering, Inc. The estimates are as follows:

SAFETY ISSUES:		Estimated Cost
1. Drainage changes to relieve flooding on porches etc.		\$56,000
2. Area lighting to illuminate walkways, driveways etc.		\$65,000
3. Sidewalk repair (minor)		\$4,800
4. Interior electrical (at least the kitchen area)		\$42,000
5. New mailbox stand moved into the interior of area.		\$4,500
ECONOMIC ISSUES:		
1. Insulation in ceiling and outside walls.	Ceilings:	\$12,900
(Williams Insulation)	Walls	\$24,000
2. Replace Air Conditioning systems to include duct work, grills.		\$134,000
(Blanco Heating and Air Conditioning)		
3. Replace single pane windows with insulated panes.		\$105,288
(Marble Falls Glass) (approx. 480 windows)		\$ 3,000
(Office Doors)		\$ 3,000
4. Replace appliances. (Maintenance to replace at your cost.)		\$ 65,000
(Refrigerator, Stove with vent a hood and microwave comb)		

Amit Baker Surveying, Inc

INTERIOR MAINTENANCE ISSUES: (D. Ray Construction)

- | | |
|--|----------|
| 1. Painting Interior | \$75,000 |
| 2. Replace Counter Tops. | \$57,000 |
| 3. Replace Kitchen Sinks and Plumbing fixtures. | \$27,000 |
| 4. Replace or repair bathroom lavatory and shower plumbing fixtures. | \$15,000 |
| 5. Kitchen Cabinets (strip off old paint and repaint). | \$50,000 |
| 6. Vinyl flooring to be replaced. Bathrooms- flooring is tile and good repair. | \$80,000 |

OUTSIDE MAINTENANCE ISSUES:

- | | |
|---|----------|
| 1. Paint exterior of all buildings. (D. Ray Construction) | \$91,000 |
| 2. Seal Coat Parking lot. | \$14,000 |

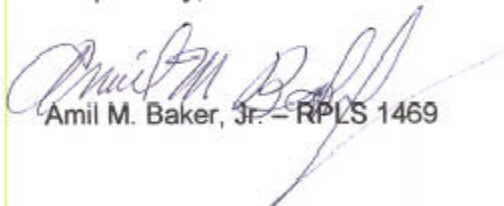
ADDITIONS:

- | | |
|--|-----------|
| 1. Maintenance, storage and Laundry building | \$128,000 |
|--|-----------|

TOTAL: \$1,056,488

We appreciate the opportunity to be of service to you and look forward to continuing working with you on this project. If you have any questions, please call me.

Respectfully,



Amil M. Baker, Jr. - RPLS 1469

Amil Baker Surveying, Inc

Appendix B

PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Streamlined Annual Plan

Streamlined PHA Plan
PHA Certifications of ComplianceU.S. Department of Housing and Urban Development
Office of Public and Indian HousingPHA Certifications of Compliance with the PHA Plans and Related Regulations:
Board Resolution to Accompany the Streamlined Annual PHA Plan

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the streamlined Annual PHA Plan for PHA fiscal year beginning April 1, 2006, hereinafter referred to as the Streamlined Annual Plan, of which this document is a part and make the following certifications, agreements with, and assurances to the Department of Housing and Urban Development (HUD), in connection with the submission of the Streamlined Plan and implementation thereof:

1. The streamlined Annual Plan is consistent with the applicable comprehensive housing affordability strategy for any streamlined Plan incorporating such strategy for the jurisdiction in which the PHA is located.
2. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, and provided this Board or Boards an opportunity to review and comment on any program and policy changes since submission of the last Annual Plan.
3. The PHA made the proposed streamlined Annual Plan, including policy and program revisions since submission of the last Annual Plan, and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the streamlined Plan and invited public comment.
4. The PHA will carry out the streamlined Annual Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
5. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
6. For streamlined Annual Plans that include a policy or change in policy for site-based waiting lists:
 - a. PHA regularly submits required data to HUD's MTCS in an accurate, complete and timely manner (as specified in PHA Notice 04-2).
 - b. The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site.
 - c. Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD.
 - d. The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing.
 - e. The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(b)(2).
7. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
8. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
9. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
10. The PHA has submitted with the streamlined Plan a certification with regard to a drug-free workplace required by 24 CFR Part 24, Subpart F.
11. The PHA has submitted with the streamlined Plan a certification with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment and implementing regulations at 49 CFR Part 24.
12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide HUD or the responsible entity any documentation that the Department needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.

17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.

18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments) and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).

The PHA will undertake only activities and programs covered by the streamlined Annual Plan in a manner consistent with its streamlined Annual Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its streamlined Plan.

20. All certifications and attachments (if any) to the streamlined Plan have been and will continue to be available at all times and all locations that the PHA streamlined Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the streamlined Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its streamlined Annual Plan and will continue to be made available at least at the primary business office of the PHA.

21. The PHA certifies that the following policies, programs, and plan components have been revised since submission of its last Annual PHA Plan (check all policies, programs, and components that have been changed):

- ☐ 903.7a Housing Needs
- ☐ 903.7b Eligibility, Selection, and Admissions Policies
- ☐ 903.7c Financial Resources
- ☐ 903.7d Rent Determination Policies
- ☐ 903.7e Demolition and Disposition
- ☐ 903.7f Homeownership Programs
- ☐ 903.7g Additional Information
 - ☐ A. Progress in meeting 5-year mission and goals
 - ☐ B. Criteria for substantial deviation and significant amendments
 - ☐ C. Other information requested by HUD
 - ☐ 1. Resident Advisory Board consultation process
 - ☐ 2. Membership of Resident Advisory Board
 - ☐ 3. Resident membership on PHA governing board

22. The PHA provides assurance as part of this certification regarding its streamlined annual PHA Plan that:

(i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;

(ii) The changes were duly approved by the PHA board of directors (or similar governing body); and

(iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.

Johnson City Housing Authority
PHA Name

TX256
PHA Number

Streamlined Annual PHA Plan for Fiscal Year: 2007

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802) prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.

Name of Authorized Official	Title
Susan Hamm	Chairperson, Board of Commissioners
Signature	Date
X <i>Susan Hamm</i>	

Appendix C

Fair Housing Documentation

The Johnson City Housing Authority has reviewed its policies, procedures, and marketing outreach in regards to the compliance of The Fair Housing Act and finds no deficiencies. This finding is a result of the following facts.

1. No discrimination was found in the application phase or admissions due to:
 - a) Race or color
 - b) National origin
 - c) Religion
 - d) Sex
 - e) Familial Status (including children under the age of 18 living with parents or legal guardians, pregnant women and people securing custody of children under 18)
 - f) Disability
2. None of the following actions were taken, regarding the rental of a unit, based on race, color, national origin, sex, familial status or disability:
 - a) Refusal to rent a unit
 - b) Refusal to take an application
 - c) Closure of the waiting list
 - d) Denial of a unit
 - e) The setting of different terms or conditions for the rental of a unit
 - f) Providing different housing services or facilities
 - g) Falsely denying that housing is available for rent
 - h) Denying anyone access to membership in a facility or service related to renting a unit
3. Neither has the Housing Authority
 - a) Threatened, coerced, intimidated or interfered with anyone exercising a fair housing right or assisted others who exercised that right
 - b) Advertised or made any statement that indicated a limitation or preference based on race, color, national origin, religion, sex, familial status or handicap.
4. As a landlord, in regards to people with disabilities, the Housing Authority has never:
 - a) Refused to allow a resident to make reasonable modifications to their unit, at the tenant's expense, if the unit is not one of the previously designated handicapped units.
 - b) Refused to make additional modifications to the designated handicapped units and common use areas
 - c) Refused to make reasonable accommodations in rules, policies, practices or services if needed for a handicapped person to use a unit.
5. Johnson City Housing Authority is designated by HUD to house 44 of the fifty units to elderly and disabled households. Six units may be occupied by families with children. Those families units are located in one area apart from most of the elderly units. In respect to those six units, the Housing Authority does not and never has discriminated against households including children under the age of 18 living with parents or legal guardians, pregnant women or people securing custody of children under 18



Pamela Brace
Executive Director

Appendix D

Housing Needs Statement of the Consolidated Plan for the jurisdiction in which the PHA is located

2006 State of Texas Consolidated Plan One-Year Action Plan



January 2006

Prepared by:

Texas Department of Housing and Community Affairs

Division of Policy and Public Affairs

PO Box 13941

Austin, TX 78711-3941

Phone: (512) 475-3976

Fax: (512) 475-3746

www.tdhca.state.tx.us

Office of Rural Community Affairs

Community Development Division

PO Box 12877

Austin, TX 78711-2877

Phone: (512) 936-6701

Fax: (512) 936-6776

www.orca.state.tx.us

Department of State Health Services

HIV/STD Comprehensive Services Branch

1100 W. 49th St.

Austin, TX 78756

Phone: (512) 458-7111

Fax: (512) 490-2538

www.dshs.state.tx.us

ACTION PLANS

COMMUNITY DEVELOPMENT BLOCK GRANT

TEXAS COMMUNITY DEVELOPMENT PROGRAM 2006 ACTION PLAN

PY 2006 GENERAL PROGRAM INFORMATION

Community Development Block Grant Program Administration

The Office of Rural Community Affairs (ORCA) administers the State of Texas Community Development Block Grant Program (CDBG), called the Texas Community Development Program (TCDP). The Texas Department of Agriculture (TDA) administers the Texas Capital Fund through an interagency agreement between ORCA and TDA. The TCDP will continue to fund the Colonia Self-Help Centers Fund but administration of that program will remain with the Texas Department of Housing and Community Affairs (TDHCA) Office of Colonia Initiatives through a Memorandum of Understanding between ORCA and TDHCA.

The mission of the Office of Rural Community Affairs is to assist rural Texans who seek to enhance their quality of life by facilitating, with integrity, the use of the resources of our state so that sustained economic growth will enrich the rural Texas experience for the benefit of all.

PY 2006 TCDP LEVERAGED RESOURCES

In order to support the goals, objectives, and outcomes of the Texas Community Development Program and to encourage local commitments to the projects submitted for funding, match is required under most of the funding categories. The scoring criteria in the competitive funding categories give a scored weight to applicants that provide matching cash, in-kind labor, materials, and/or land and contributions from other sources. Leveraging resources other than local revenues, bonds, or loans from communities may include, but are not limited to the following:

- Texas Water Development Board,
- US Department of Agriculture – Rural Development, Natural Resource Conservation Service, Section 502 and Section 306c Programs,
- US Department of Homeland Security – Federal Emergency Management Agency,
- US Department of Treasury's – North American Development Bank/Border Environment Cooperation Commission, and Small Business Administration,
- Texas Department of Transportation,
- Texas Department of Housing and Community Affairs – HOME Program, Housing Trust Fund, and Housing Assistance Council,
- Texas Department of Agriculture,
- Private businesses, organizations and/or Non-profits, and
- Banks and other lending institutions.

Eligible Applicants

Eligible applicants are nonentitlement general purpose units of local government including cities and counties that are not participating or designated as eligible to participate in the entitlement portion of the federal Community Development Block Grant Program (CDBG). Nonentitlement cities that are not

ACTION PLANS
CDBG

participating in urban county programs through existing participation agreements are eligible applicants (unless the city's population is counted towards the urban county CDBG allocation).

Nonentitlement cities are located predominately in rural areas and are cities with populations less than 50,000 thousand persons; cities that are not designated as a central city of a metropolitan statistical area; and cities that are not participating in urban county programs. Nonentitlement counties are also predominately rural in nature and are counties that generally have fewer than 200,000 persons in the nonentitlement cities and unincorporated areas located in the county.

Hidalgo County, a designated CDBG urban county, is eligible to receive assistance under the Texas Community Development Program (TCDP) Colonia Fund (and each fund category included under the Colonia Fund).

Counties eligible under both the TCDP Colonia Fund and the Texas Water Development Board's Economically Distressed Areas Program (EDAP) are eligible under the TCDP Colonia Economically Distressed Areas Program Fund. Nonentitlement cities located within eligible counties that meet other eligibility criteria are also eligible applicants for the TCDP Colonia Economically Distressed Areas Program Fund.

With the enactment of §43.907 of the Texas Local Government Code, a colonia that is annexed by a municipality remains eligible for five years after the effective date of the annexation to receive any form of assistance for which the colonia would be eligible if the annexation had not occurred. This only applies to a colonia annexed by a municipality on or after September 1, 1999.

Eligible Activities

Eligible activities under the Texas Community Development Program are listed in 42 U.S.C Section 5305. The TCDP staff reviews all proposed project activities included in applications for all fund categories, except the Texas Capital Fund, to determine their eligibility. The Texas Department of Agriculture determines the eligibility of activities included in Texas Capital Fund applications.

All proposed activities must meet one of the following three National Program Objectives:

1. principally benefit low and moderate income persons; or
2. aid in the elimination of slums or blight; or
3. meet other community development needs of particular urgency that represent an immediate threat to the health and safety of residents of the community.

Area benefit can be used to qualify street paving projects. However, for street paving projects that include multiple and noncontiguous target areas, each target area must separately meet the principally benefit low and moderate income national program objective. At least 51 percent of the residents located in each noncontiguous target area must be low and moderate income persons. A target area that does not meet this requirement cannot be included in an application for TCDP funds. The only exception to this requirement is street paving eligible under the Disaster Relief/Urgent Need Fund.

Ineligible Activities

In general, any type of activity not described or referred to in 42 U.S.C Section 5305 is ineligible. Specific activities ineligible under the Texas Community Development Program are:

Action Plans
CDBG

1. construction of buildings and facilities used for the general conduct of government (e.g., city halls, courthouses, etc.);
2. new housing construction, except as last resort housing under 49 CFR Part 24 or affordable housing through eligible subrecipients in accordance with 24 CFR 570.204;
3. the financing of political activities;
4. purchases of construction equipment (except in limited circumstances under the STEP Program);
5. income payments, such as housing allowances; and
6. most operation and maintenance expenses.

The Texas Capital Fund (TCF) will not accept applications in support of public or private prisons, racetracks, and projects that address job creation/retention through a government supported facility. The Texas Capital Fund Program may be used to financially assist/facilitate the relocation of a business when certain requirements, as defined in the application guidelines, are met.

Primary Beneficiaries

The primary beneficiaries of the Texas Community Development Program are low to moderate income persons as defined under the US Department of Housing and Urban Development (HUD) Section 8 Assisted Housing Program (Section I02(c)). Low income families are defined as those earning less than 50 percent of the area median family income. Moderate income families are defined as those earning less than 80 percent of the area median family income. The area median family income can be based on a metropolitan statistical area, a nonmetropolitan county, or the statewide nonmetropolitan median family income figure.

Displacement of Persons Assisted

Applicant localities must certify that they will minimize the displacement of persons as a result of activities assisted with Texas Community Development Program grant funds.

Appendix E

Most recent board-approved operating budget

	Apr 06	May 06	Jun 06	Jul 06	Aug 06	Sep 06	Oct 06	Nov 06	Dec 06	Jan 07	Feb 07	Mar 07	Apr '06 - Mar 07
Ordinary Income/Expense													
Income													
Operating Revenues													
40000 Dwelling Rental	9,100.00	9,150.00	9,250.00	9,250.00	9,350.00	9,350.00	9,350.00	9,450.00	9,450.00	9,450.00	9,550.00	9,550.00	112,250.00
41200 Operating Subsidy	4,365.00	4,365.00	4,365.00	4,600.00	4,600.00	4,600.00	4,600.00	4,600.00	4,600.00	4,600.00	4,600.00	4,600.00	54,495.00
42800 Interest on Investment	295.00	300.00	305.00	310.00	315.00	320.00	325.00	330.00	335.00	340.00	345.00	350.00	3,870.00
43000 Other Income													
HOME Administrative Fees	130.00	130.00	130.00	130.00	130.00	130.00	130.00	130.00	130.00	130.00	130.00	130.00	1,560.00
Total 43000 Other Income	130.00	130.00	130.00	130.00	130.00	130.00	130.00	130.00	130.00	130.00	130.00	130.00	1,560.00
Total Operating Revenues	13,890.00	13,945.00	14,050.00	14,290.00	14,395.00	14,400.00	14,405.00	14,510.00	14,515.00	14,520.00	14,625.00	14,630.00	172,175.00
Reimbursed expenses													
General Expenses Reimbursed	385.00	385.00	385.00	385.00	385.00	385.00	385.00	385.00	385.00	385.00	385.00	385.00	4,620.00
Maintenance Expenses Reimbursed	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00
Payroll Expenses Reimbursed	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	13,200.00
Resident Electric Overuse Pmts	178.00	178.00	178.00	178.00	178.00	178.00	178.00	178.00	178.00	178.00	178.00	178.00	2,136.00
Total Reimbursed expenses	1,813.00	1,813.00	1,813.00	1,813.00	1,813.00	1,813.00	1,813.00	1,813.00	1,813.00	1,813.00	1,813.00	1,813.00	21,756.00
Total Income	15,703.00	15,758.00	15,863.00	16,103.00	16,208.00	16,213.00	16,218.00	16,323.00	16,328.00	16,333.00	16,438.00	16,443.00	193,931.00
Expense													
23400 Payroll Taxes													
Federal Income Taxes	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Medicare Taxes	95.00	95.00	95.00	95.00	95.00	95.00	95.00	95.00	95.00	95.00	95.00	95.00	1,140.00
Social Security Taxes	403.00	403.00	403.00	403.00	403.00	403.00	403.00	403.00	403.00	403.00	403.00	403.00	4,836.00
Total 23400 Payroll Taxes	498.00	498.00	498.00	498.00	498.00	498.00	498.00	498.00	498.00	498.00	498.00	498.00	5,976.00
General Expense													
64100 Insurance	1,000.00			2,000.00			2,000.00			2,000.00			7,000.00
64200 Employee Benefits Admin	25.00												25.00
64300 Employee Benefits Main	500.00	500.00	500.00	525.00	525.00	525.00	525.00	525.00	525.00	525.00	525.00	525.00	6,225.00
Total General Expense	1,525.00	500.00	500.00	2,525.00	525.00	525.00	2,525.00	525.00	525.00	2,525.00	525.00	525.00	13,250.00
Operating Expenses													
60000 Administrative Salaries	3,093.00	3,093.00	3,093.00	3,093.00	3,093.00	3,093.00	3,093.00	3,093.00	3,093.00	3,093.00	3,093.00	3,806.00	37,829.00
60100 Staff Training	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,400.00
60300 Accounting Fees	550.00	550.00			75.00			75.00			75.00		1,325.00
60500 Telephone	230.00	230.00	230.00	230.00	230.00	230.00	230.00	230.00	230.00	230.00	230.00	230.00	2,760.00
60600 Office Supplies	140.00	140.00	200.00	140.00	200.00	200.00	100.00	200.00	200.00	140.00	200.00	140.00	2,000.00
60800 Admin Services Contract	280.00	280.00	280.00	280.00	280.00	280.00	280.00	280.00	280.00	280.00	280.00	280.00	3,360.00
61000 Travel	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,400.00
Total Operating Expenses	4,693.00	4,693.00	4,203.00	4,143.00	4,278.00	4,203.00	4,103.00	4,278.00	4,203.00	4,143.00	4,278.00	4,856.00	52,074.00
Ordinary Maintenance													
63100 Maintenance Labor	2,034.00	2,034.00	2,034.00	2,034.00	2,034.00	2,034.00	2,034.00	2,034.00	2,503.38	2,034.00	2,034.00	2,505.00	25,348.38
63200 Materials	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	12,000.00
63300 Contract Costs	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	13,200.00
Total Ordinary Maintenance	4,134.00	4,134.00	4,134.00	4,134.00	4,134.00	4,134.00	4,134.00	4,134.00	4,603.38	4,134.00	4,134.00	4,605.00	50,548.38
Tenant Services													
62000 Tenant Services	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
Tenant Services Salary	1,248.00	1,248.00	1,248.00	1,248.00	1,248.00	1,248.00	1,248.00	1,248.00	1,248.00	1,248.00	1,248.00	1,248.00	14,976.00
Total Tenant Services	1,298.00	1,298.00	1,298.00	1,298.00	1,298.00	1,298.00	1,298.00	1,298.00	1,298.00	1,298.00	1,298.00	1,298.00	15,576.00
Utilities													
62100 Water	440.00	566.22	444.57	520.00	520.00	520.00	520.00	520.00	520.00	520.00	520.00	520.00	6,130.79
6220 Electricity	3,141.96	3,639.49	3,277.25	3,400.00	3,400.00	3,400.00	3,400.00	3,400.00	3,400.00	3,400.00	3,400.00	3,400.00	40,658.70
62300 Sewer and Waste Water	376.67	483.51	380.50	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	5,290.68
62400 Garbage pick-up	194.08	194.08	194.08	194.08	194.08	194.08	194.08	194.08	194.08	194.08	194.08	194.08	2,328.96
Total Utilities	4,152.71	4,883.30	4,296.40	4,564.08	4,564.08	4,564.08	4,564.08	4,564.08	4,564.08	4,564.08	4,564.08	4,564.08	54,409.13
Total Expense	16,300.71	16,006.30	14,929.40	17,162.08	15,297.08	15,222.08	17,122.08	15,297.08	15,691.46	17,162.08	15,297.08	16,346.08	191,833.51
Net Ordinary Income	-597.71	-248.30	933.60	-1,059.08	910.92	990.92	-904.08	1,025.92	636.54	-829.08	1,140.92	96.92	2,097.49

Appendix F

Public Housing Admissions and Continued Occupancy Policy

Under Separate Cover

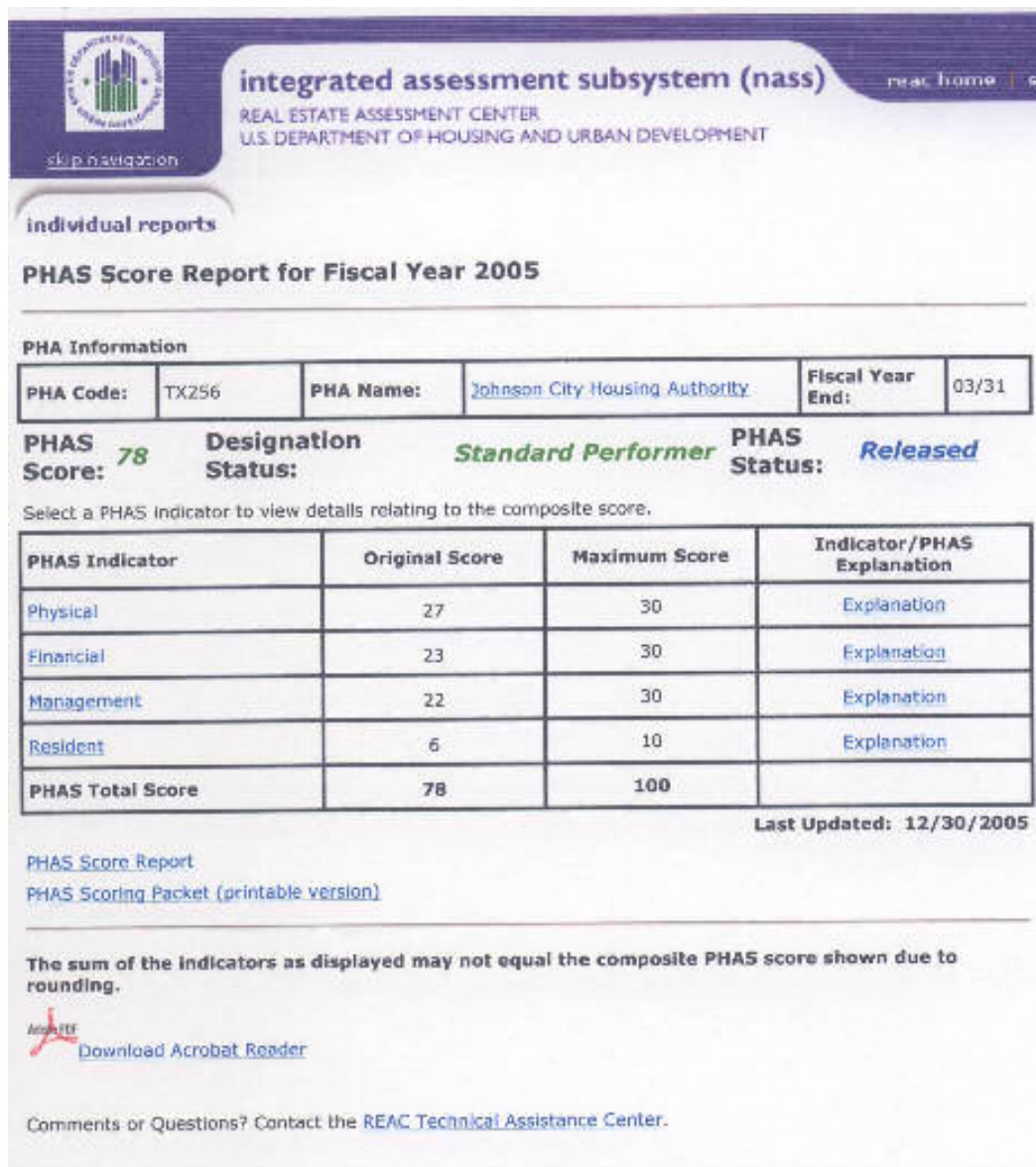
Appendix G

Public Housing Management and Maintenance Policy

Under Separate Cover

Appendix H

Results of Latest Public Housing Assessment System



integrated assessment subsystem (nass)
REAL ESTATE ASSESSMENT CENTER
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

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[near home](#) | 65

individual reports

PHAS Score Report for Fiscal Year 2005

PHA Information

PHA Code:	TX256	PHA Name:	Johnson City Housing Authority	Fiscal Year End:	03/31
------------------	-------	------------------	--	-------------------------	-------

PHAS Score: **78** **Designation Status:** **Standard Performer** **PHAS Status:** **Released**


Select a PHAS Indicator to view details relating to the composite score.

PHAS Indicator	Original Score	Maximum Score	Indicator/PHAS Explanation
Physical	27	30	Explanation
Financial	23	30	Explanation
Management	22	30	Explanation
Resident	6	10	Explanation
PHAS Total Score	78	100	

Last Updated: 12/30/2005

[PHAS Score Report](#)
[PHAS Scoring Packet \(printable version\)](#)

The sum of the indicators as displayed may not equal the composite PHAS score shown due to rounding.

 [Download Acrobat Reader](#)

Comments or Questions? Contact the [REAC Technical Assistance Center](#).

Appendix I

Capital Fund Grant Program Annual Statement/Performance and Evaluation Reports

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Johnson City Housing Authority		Grant Type and Number Capital Fund Program Grant No: TX59P256501-04 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2005 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	11,362.00		11,362.00	11,362.00
3	1408 Management Improvements	5,500.00		5,500.00	5,500.00
4	1410 Administration	2,500.00		2,500.00	2,500.00
5	1411 Audit	0.00		0.00	0.00
6	1415 Liquidated Damages	0.00		0.00	0.00
7	1430 Fees and Costs	1,000.00		1,000.00	1,000.00
8	1440 Site Acquisition	0.00		0.00	0.00
9	1450 Site Improvement	3,000.00		4,475.14	4,475.14
10	1460 Dwelling Structures	32,000.00		32,000.00	32,000.00
11	1465.1 Dwelling Equipment Nonexpendable	18,000.00		18,000.00	18,000.00
12	1470 Nondwelling Structures	3,000.00		952.44	952.44
13	1475 Nondwelling Equipment	1,000.00		1,572.42	1,572.42
14	1485 Demolition	0.00		0.00	0.00
15	1490 Replacement Reserve	0.00		0.00	0.00
16	1492 Moving to Work Demonstration	0.00		0.00	0.00
17	1495.1 Relocation Costs	0.00		0.00	0.00
18	1499 Development Activities	0.00		0.00	0.00
19	1501 Collateralization or Debt Service	0.00		0.00	0.00
20	1502 Contingency	0.00		0.00	0.00
21	Amount of Annual Grant: (sum of lines 2 - 20)	77,362.00		77,362.00	77,362.00
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security - Soft Costs				
25	Amount of Line 21 Related to Security - Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: Johnson City Housing Authority		Grant Type and Number Capital Fund Program Grant No: TX59P256501-04 Replacement Housing Factor Grant No:				Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide Activities	Operations	1406.1		11,362		11,362.00	11,362.00	Complete
	Management Improvements					0	0	
	Office Equipment	1408.10		5,000	5,500	5,500.00	5,500.00	Complete
	Training	1408.10		500	0	0	0	Cancelled
	Administration Expenses					0	0	
	Salaries and Benefits	1410.1		2,000	0	0	0	Cancelled
	Travel	1410.10		500	0	0	0	Cancelled
	CFP Consultant	1410 .2		0	2,500	2,500.00	2,500.00	Complete
	Fees & Cost					0	0	
	In-House Inspection Costs	1430.1		500	0	0.00	0.00	Cancelled
	Sundry Planning Costs	1430.2		500	0	0.00	0.00	Cancelled
	Needs Assessment	1430.3		0	1,000	1,000.00	1,000.00	Complete
	Site Improvement					0	0	
	Exterior Lighting	1450.1		3,000	0	0.00	0.00	Cancelled
	Correct Drainage Issues	1450 .2		0	4,475	4,475.14	4,475.14	Complete
	Dwelling Structures					0	0	
	Replace HVAC Systems	1460.1	6	30,000	31,531	31,530.65	31,530.65	Complete
	Interior Improvements	1460.1		2,000	469	469.35	469.35	Complete
	Dwelling Equipment					0	0	
	Appliances	1465.1	20	18,000	18,000	18,000.00	18,000.00	Complete
	Non-Dwelling Structures					0	0	
	Repair/Paint Community. Bldg.	1470.1		3,000	952	952.44	952.44	Complete
	Non-Dwelling Equipment					0	0	
	Office Furniture/Equipment	1475.1		500	0	0	0	Cancelled
	Maintenance Equipment	1475.2		500	1,5720	1,572.42	1,572.42	Complete
						0	0	
	Total Grant Amount			77,362		77,362.00	77,362.00	Pending

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: Johnson City Housing Authority		Grant Type and Number Capital Fund Program No: TX59P256501-04 Replacement Housing Factor No:					Federal FY of Grant: 2004
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Agency Wide:							
Operations	9/14/06		5/05	9/14/08		11/30/06	
Administration	9/14/06		12/05	9/14/08		3/31/06	
Fees & Costs	9/14/06		3/06	9/14/08		4/12/06	
Site Improvements	9/14/06		7/06	9/14/08		7/24/06	
Dwelling Structures	9/14/06		3/06	9/14/08		4/13/06	
Dwelling Equipment	9/14/06		6/06	9/14/08		7/24/06	
Non-Dwelling Structures	9/14/06		5/06	9/14/08		5/26/06	
Non-Dwelling Eqpt.	9/14/06		12/05	9/14/08		2/10/06	

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: Johnson City Housing Authority	Grant Type and Number Capital Fund Program Grant No: TX59P256501-05 Replacement Housing Factor Grant No:	Federal FY of Grant: 2005
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☐ Original Annual Statement
 ☐ Reserve for Disasters/ Emergencies
 ☐ Revised Annual Statement (revision no:)
☒ Performance and Evaluation Report for Period Ending: 12/31/05
 ☐ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	0.00		0.00	0.00
2	1406 Operations	1,295.00		1,295.00	1,295.00
3	1408 Management Improvements	3,000.00		0.00	0.00
4	1410 Administration	0.00		0.00	0.00
5	1411 Audit	0.00		0.00	0.00
6	1415 Liquidated Damages	0.00		0.00	0.00
7	1430 Fees and Costs	2,000.00		0.00	0.00
8	1440 Site Acquisition	0.00		0.00	0.00
9	1450 Site Improvement	13,000.00		575.00	575.00
10	1460 Dwelling Structures	25,000.00		8,095.00	8,095.00
11	1465.1 Dwelling Equipment—Nonexpendable	15,000.00		4,830.86	4,830.86
12	1470 Nondwelling Structures	4,000.00		4,000.00	4,000.00
13	1475 Nondwelling Equipment	2,000.00		2,000.00	2,000.00
14	1485 Demolition	0.00		0.00	0.00
15	1490 Replacement Reserve	0.00		0.00	0.00
16	1492 Moving to Work Demonstration	0.00		0.00	0.00
17	1495.1 Relocation Costs	0.00		0.00	0.00
18	1499 Development Activities	0.00		0.00	0.00
19	1501 Collateralization or Debt Service	0.00		0.00	0.00
20	1502 Contingency	0.00		0.00	0.00
21	Amount of Annual Grant: (sum of lines 2 -20 20)	65,295.00		20,795.86	20,795.86
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504				
24	Amount of line 21 Related to Security – Soft				
25	Amount of Line 21 Related to Security – Hard				
26	Amount of line 21 Related to Energy				

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name:		Grant Type and Number				Federal FY of Grant: 2005		
Johnson City Housing Authority		Capital Fund Program Grant No: TX59P256501-05						
		Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide Activities	Operations	1406 .1		1,295		1295.00	1295.00	Complete
HA-Wide Activities	Management Improvements			0		0.00	0.00	
	CFP Consultant	1408 .0		3,000	0	0.00	0.00	Cancelled
	Training and Office Eqpt.	1408 .1		0	3,000	0.00	0.00	Pending
HA-Wide Activities	Fees & Cost			0		0.00	0.00	
	Sundry Planning Costs	1430 .2		2,000		0.00	0.00	Pending
HA-Wide Activities	Site Improvement			0		0.00	0.00	
	Exterior Lighting	1450 .1		10,000		0.00	0.00	Pending
	Retaining Wall	1450 .1		3,000		575.00	575.00	In Process
HA-Wide Activities	Dwelling Structures			0		0.00	0.00	
	HVAC Replacement	1460 .1	10	25,000		8,095.00	8,095.00	Pending
HA-Wide Activities	Dwelling Equipment			0		0.00	0.00	
	Refrigerators and Ranges	1465 .1	10	15,000		4,830.86	4,830.86	In Process
HA-Wide Activities	Non-Dwelling Structures			0		0.00	0.00	
	Repair/Paint Community. Bldg.	1470 .1		4,000		4,000.00	4,000.00	Complete
HA-Wide Activities	Non-Dwelling Equipment			0		0.00	0.00	
	Maintenance Equipment	1475 .2		2,000		2,000.00	2,000.00	Complete
	Total Grant Amount			65,295		20,795.86	20,795.86	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: Johnson City Housing Authority		Grant Type and Number Capital Fund Program No: TX59P256501-05 Replacement Housing Factor No:					Federal FY of Grant: 2005
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Agency Wide:							
Operations	8/30/07		10/06	8/30/09		10/06	
Administration	8/30/07			8/30/09			
Fees & Costs	8/30/07			8/30/09			
Site Improvements	8/30/07			8/30/09			
Dwelling Structures	8/30/07			8/30/09			
Dwelling Equipment	8/30/07			8/30/09			
Non-Dwelling Struc.	8/30/07		11/06	8/30/09		11/06	
Non-Dwelling Eqpt.	8/30/07		11/06	8/30/09		11/06	

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: Johnson City Housing Authority	Grant Type and Number Capital Fund Program Grant No: TX59P256501-06 Replacement Housing Factor Grant No:	Federal FY of Grant: 2006
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☒ Original Annual Statement
 ☐ Reserve for Disasters/ Emergencies
 ☐ Revised Annual Statement (revision no:)
☐ Performance and Evaluation Report for Period Ending:
 ☐ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	0.00		0.00	0.00
2	1406 Operations	0.00		0.00	0.00
3	1408 Management Improvements	0.00		0.00	0.00
4	1410 Administration	0.00		0.00	0.00
5	1411 Audit	0.00		0.00	0.00
6	1415 Liquidated Damages	0.00		0.00	0.00
7	1430 Fees and Costs	0.00		0.00	0.00
8	1440 Site Acquisition	0.00		0.00	0.00
9	1450 Site Improvement	9,336.00		0.00	0.00
10	1460 Dwelling Structures	40,000.00		3586.14	3586.14
11	1465.1 Dwelling Equipment—Nonexpendable	5,000.00		0.00	0.00
12	1470 Nondwelling Structures	6,000.00		0.00	0.00
13	1475 Nondwelling Equipment	2,000.00		0.00	0.00
14	1485 Demolition	0.00		0.00	0.00
15	1490 Replacement Reserve	0.00		0.00	0.00
16	1492 Moving to Work Demonstration	0.00		0.00	0.00
17	1495.1 Relocation Costs	0.00		0.00	0.00
18	1499 Development Activities	0.00		0.00	0.00
19	1501 Collateralization or Debt Service	0.00		0.00	0.00
20	1502 Contingency	0.00		0.00	0.00
21	Amount of Annual Grant: (sum of lines 2 -20 20)	62,336.00		3586.14	3586.14
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504				
24	Amount of line 21 Related to Security – Soft				
25	Amount of Line 21 Related to Security – Hard				
26	Amount of line 21 Related to Energy				

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages**

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Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: Johnson City Housing Authority		Grant Type and Number Capital Fund Program No: TX59P256501-06 Replacement Housing Factor No:					Federal FY of Grant: 2006
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Agency Wide:							
Site Improvements	8/30/08			8/30/10			
Dwelling Structures	8/30/08			8/30/10			
Dwelling Equipment	8/30/08			8/30/10			
Non-Dwelling Struc.	8/30/08			8/30/10			
Non-Dwelling Eqpt.	8/30/08			8/30/10			

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: Johnson City Housing Authority	Grant Type and Number Capital Fund Program Grant No: TX59P256501-07 Replacement Housing Factor Grant No:	Federal FY of Grant: 2007
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☒ Original Annual Statement
 ☐ Reserve for Disasters/ Emergencies
 ☐ Revised Annual Statement (revision no:)
☐ Performance and Evaluation Report for Period Ending:
 ☐ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	0.00		0.00	0.00
2	1406 Operations	2,000.00		0.00	0.00
3	1408 Management Improvements	0.00		0.00	0.00
4	1410 Administration	0.00		0.00	0.00
5	1411 Audit	0.00		0.00	0.00
6	1415 Liquidated Damages	0.00		0.00	0.00
7	1430 Fees and Costs	0.00		0.00	0.00
8	1440 Site Acquisition	0.00		0.00	0.00
9	1450 Site Improvement	0.00		0.00	0.00
10	1460 Dwelling Structures	50,000.00		0.00	0.00
11	1465.1 Dwelling Equipment—Nonexpendable	4,000.00		0.00	0.00
12	1470 Nondwelling Structures	6,000.00		0.00	0.00
13	1475 Nondwelling Equipment	2,000.00		0.00	0.00
14	1485 Demolition	0.00		0.00	0.00
15	1490 Replacement Reserve	0.00		0.00	0.00
16	1492 Moving to Work Demonstration	0.00		0.00	0.00
17	1495.1 Relocation Costs	0.00		0.00	0.00
18	1499 Development Activities	0.00		0.00	0.00
19	1501 Collateralization or Debt Service	0.00		0.00	0.00
20	1502 Contingency	0.00		0.00	0.00
21	Amount of Annual Grant: (sum of lines 2 -20 20)	64,000.00		0.00	0.00
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504				
24	Amount of line 21 Related to Security – Soft				
25	Amount of Line 21 Related to Security – Hard				
26	Amount of line 21 Related to Energy				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

[illegible]

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Johnson City Housing Authority		Grant Type and Number Capital Fund Program No: TX59P256501-06 Replacement Housing Factor No:				Federal FY of Grant: 2007	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Agency Wide:							
Site Improvements	8/30/09			8/30/11			
Dwelling Structures	8/30/09			8/30/11			
Dwelling Equipment	8/30/09			8/30/11			
Non-Dwelling Struc.	8/30/09			8/30/11			
Non-Dwelling Eqpt.	8/30/09			8/30/11			

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name Johnson City Housing Authority				<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2008 PHA FY: 2008	Work Statement for Year 3 FFY Grant: 2009 PHA FY: 2009	Work Statement for Year 4 FFY Grant: 2010 PHA FY: 2010	Work Statement for Year 5 FFY Grant: 2011 PHA FY: 2011
	Annual Statement				
H/A Wide:					
Operations		2,000.00	2,000.00	2,000.00	2,000.00
Management Improvements		2,000.00	2,000.00	2,000.00	2,000.00
Administration		0.00	0.00	0.00	0.00
Fees & Costs		2,000.00	2,000.00	2,000.00	2,000.00
Site Improvements		14,000.00	5,000.00	5,000.00	5,000.00
Dwelling Structures		38,000.00	47,000.00	47,000.00	47,000.00
Dwelling Equipment		4,000.00	4,000.00	4,000.00	4,000.00
Non-Dwelling Structures		5,000.00	5,000.00	5,000.00	5,000.00
Non-Dwelling Equipment		2,000.00	2,000.00	2,000.00	2,000.00
CFP Funds Listed for 5-year planning		\$69,000	\$69,000	\$69,000	\$69,000
Replacement Housing Factor Funds					

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year: 2 FFY Grant: 2008 PHA FY: 2008			Activities for Year: 3 FFY Grant: 2009 PHA FY: 2009		
	Development Name/Number	Development Name/Number	Development Name/Number	Development Name/Number	Major Work Categories	Estimated Cost
See	HA Wide	Major Work Categories	Estimated Cost	HA Wide	Major Work Categories	Estimated Cost
Annual						
Statement		Operations	2,000.00		Operations	2,000.00
			0.00			0.00
		Mgmt Improvements	0.00		Mgmt Improvements	0.00
		Training	1,000.00		Training	1,000.00
		Office Furniture/Eqpt	1,000.00		Office Furniture/Eqpt	2,000.00
			0.00			0.00
		Fees & Costs	2,000.00		Fees & Costs	2,000.00
			0.00			0.00
		Site Improvements	0.00		Site Improvements	0.00
		Paving	14,000.00		Landscaping/Tree Trimming	5,000.00
			0.00			0.00
		Dwelling Structures	0.00		Dwelling Structures	0.00
		Exterior Improvements	38,000.00		Exterior Improvements	47,000.00
			0.00			0.00
		Dwelling Equipment	0.00		Dwelling Equipment	0.00
		Appliances	4,000.00		Appliances	4,000.00
			0.00			0.00
		Non-Dwelling Structures	0.00		Non-Dwelling Structures	0.00
		Maintenance/Storage	5,000.00		Maintenance/Storage	5,000.00
			0.00			0.00
		Non-Dwelling Equipment	0.00		Non-Dwelling Equipment	0.00
		Maintenance Equipment	1,500.00		Maintenance Equipment	500.00
		Computer Equipment	500.00		Computer Equipment	500.00
			0.00			0.00
Total CFP Estimated Cost			69,000			\$69,000

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities

Activities for Year :4 FFY Grant: 2010 PHA FY: 2010			Activities for Year: 5 FFY Grant: 2011 PHA FY: 2012		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
HA Wide	Major Work Categories	Estimated Cost	HA Wide	Major Work Categories	Estimated Cost
	Operations	2,000.00		Operations	2,000.00
		0.00			0.00
	Mgmt Improvements	0.00		Mgmt Improvements	0.00
	Training	1,000.00		Training	1,000.00
	Office Furniture/Eqpt	1,000.00		Office Furniture/Eqpt	1,000.00
		0.00			0.00
	Fees & Costs	2,000.00		Fees & Costs	2,000.00
		0.00			0.00
	Site Improvements	0.00		Site Improvements	0.00
	Sidewalk Repairs	5,000.00		Landscaping/Tree Trimming	5,000.00
		0.00			0.00
	Dwelling Structures	0.00		Dwelling Structures	0.00
	Interior Improvements	47,000.00		Exterior Improvements	47,000.00
		0.00			0.00
	Dwelling Equipment	0.00		Dwelling Equipment	0.00
	Appliances	4,000.00		Appliances	4,000.00
		0.00			0.00
	Non-Dwelling Structures	0.00		Non-Dwelling Structures	0.00
	Maintenance/Storage	5,000.00		Maintenance/Storage	5,000.00
		0.00			0.00
	Non-Dwelling Equipment	0.00		Non-Dwelling Equipment	0.00
	Maintenance Equipment	1,500.00		Maintenance Equipment	1,500.00
	Computer Equipment	500.00		Computer Equipment	500.00
		0.00			0.00
Total CFP Estimated Cost		\$69,000			\$69,000

Appendix J

Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).

Housing Authority of the City of Johnson City
Agency Plan
Section 504 Needs Assessment

The Housing Authority of the City of Johnson City has reviewed its unit configurations and requirements related to the Americans with Disabilities Act and other related Federal and State statutes and regulations. Based on this review, which included, among other things, a review of its (i) potential applicant inquiries, (ii) waiting list of applicants, (iii) current residents, (iv) current unit mix and configuration, and (v) contact with related supportive service providers, the Housing Authority has determined that it is presently meeting the needs of the communities it serves and further modifications for disabled residents, current or potential, is not considered necessary.

Appendix K

Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.

INITIAL VOLUNTARY CONVERSION ASSESSMENT (Not eligible for Conversion)

PHA: Housing Authority of the City of Johnson City

DEVELOPMENT NAME: Oak Crest Apartments

We have reviewed the subject development's operation as public housing, considered the implications of converting the public housing to tenant-based assistance, and concluded that the development does not meet the necessary conditions for voluntary conversion. Our analysis indicates that conversion of the development:

- 1) Will be more expensive than continuing to operate the development (or portion of it) as public housing;
- 2) Would not principally benefit the residents of the public housing development to be converted and the community; and
- 3) Would adversely affect the availability of affordable housing in the community.

Appendix L
Public Housing Community Service Policy/Programs
Included in Public Housing A & O Policy

Appendix M

Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.

JOHNSON CITY HOUSING AUTHORITY .

March 18, 2006

Section 3 Summary ReportEconomic Opportunities for
Low and Very Low-Income Persons**U.S. Department of Housing
and Urban Development**
Office of Fair Housing
and Equal Opportunity**OMB Approval No.2529-0043**
(exp. 8/31/2007)**HUD Field Office : : SAN ANTONIO, TX**

See Public Reporting Burden Statement below

1. Recipient Name:

Johnson City Housing Authority

Recipient Address: (street, city, state, zip)304 S. Avenue F
Johnson City , Texas 78636**2. Grant Number:**

TX59P25600106

3. Total Amount of Award: \$ 62,336.00

Amount of All Contracts Awarded: \$ 62,336.00

4. Contact Person:

Pamela Brace

5. Phone: 830-868-7322**Fax:** 830-868-4475**E-Mail:** jcpha@tstar.net**6. Length of Grant:** 12 Month(s)**7. Reporting Period:** Quarter 3 of Fiscal Year 2006**8. Date Report Submitted:**

12/18/2006

9. Program Code-Name:

3B-Public/Indian Housing-Operation

Program Codes:

1 = Flexible Subsidy

2 = Section 202/811

3A = Public/Indian Housing Development

3B = Public/Indian Housing Operation

3C = Public/Indian Housing Modernization

4 = Homeless Assistance

5 = HOME Assistance

6 = HOME-State Administered

7 = CDBG-Entitlement

8 = CDBG-State Administered

9 = Other CD Programs

10= Other Housing Programs

Part I. Employment and Training (Columns B, C, and F are mandatory fields. Include New Hires in E & F.)

AJob Category	BNumber of New Hires	CNumber of New Hires that are Sec.3 Residents	D% of Aggregate Number of Staff Hours of New Hires that are Sec.3 Residents	E% of Total Staff Hours for Section 3 Employees and Trainees	FNumber of Section 3 Employees and Trainees
Professionals	0	0	0.00 %	0.00 %	0
Technicians	0	0	0.00 %	0.00 %	0
Office/Clerical	0	0	0.00 %	0.00 %	0
Officials/Managers	0	0	0.00 %	0.00 %	0
Sales	0	0	0.00 %	0.00 %	0
Craft Workers (skilled)	0	0	0.00 %	0.00 %	0
Operatives (semiskilled)	0	0	0.00 %	0.00 %	0
Laborers (unskilled)	0	0	0.00 %	0.00 %	0
Service Workers	0	0	0.00 %	0.00 %	0
Other (List)None	0	0	0.00 %	0.00 %	0
Total	0	0			0

Part II. Contracts Awarded**1. Construction Contracts:**

- A. Total dollar amount of all construction contracts awarded on the project \$ 0
- B. Total dollar amount of construction contracts awarded to Section 3 businesses \$ 0
- C. Percentage of the total dollar amount that was awarded to Section 3 businesses 0.00 %
- D. Total number of Section 3 businesses receiving construction contracts 0

2. Non-Construction Contracts:

A. Total dollar amount of all non-construction contracts awarded on the project	\$0.00
B. Total dollar amount of non-construction contracts awarded to Section 3 businesses	\$ 0
C. Percentage of the total dollar amount that was awarded to Section 3 businesses	0.00 %
D. Total number of Section 3 businesses receiving non-construction contracts	0

Part III. Summary of Efforts

Indicate the efforts made to direct the employment and other economic opportunities generated by HUD financial assistance for housing and community development programs, to the greatest extent feasible, toward low- and very low-income persons, particularly those who are recipients of government assistance for housing. (Select **yes** to all that apply)

No Recruited low-income residents through: local advertising media, signs prominently displayed at the project site, contacts with community organizations and public or private agencies operating within the metropolitan area (or nonmetropolitan county) in which the Section 3 covered program or project is located, or similar methods.

Yes Participated in a HUD program or other program which promotes the training or employment of Section 3 residents.

Yes Participated in a HUD program or other program which promotes the award of contracts to business concerns which meet the definition of Section 3 business concerns.

No Coordinated with Youthbuild Programs and administered in the metropolitan area in which the Section 3 covered project is located.

No Other; describe below.

Public reporting burden for this collection of information is estimated to average 6 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u., mandates that the Department ensure that employment and other economic opportunities generated by its housing and community development assistance programs are directed toward low- and very low-income persons, particularly those who are recipients of government assistance for housing. The regulations are found at 24 CFR Part 135. The information will be used by the Department to monitor program recipients' compliance with Section 3, to assess the results of the Department's efforts to meet the statutory objectives of Section 3, to prepare reports to Congress, and by recipients as a self-monitoring tool. The data is entered into a data base and will be analyzed and distributed. The collection of information involves recipients receiving Federal financial assistance for housing and community development programs covered by Section 3. The information will be collected annually to assist HUD in meeting its reporting requirements under Section 808(e)(6) of the Fair Housing Act and Section 916 of the HCDA of 1992. An assurance of confidentiality is not applicable to this form. The Privacy Act of 1974 and OMB Circular A-108 are not applicable. The reporting requirements do not contain sensitive questions. Data is cumulative; personal identifying information is not included.

Appendix N

Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G).

Included in the public housing A & O Policy.

Appendix O Comments from the Resident Advisory Board

Comments

Resident Advisory Board unanimously agreed that the PHA plan was suitable as presented.

Board of Commissioners Response

None Required.

Members of the Resident Advisory Board

Billie Jennings
Ramona Lovejoy
Lucy Wilson
Shelly Harris
Dorothy Turner
Elizabeth Bible
Laurie Williams
Pat Stokes
Frances Hawkins
Helen Maxwell